# 3701 Council Crest

## Certificate of Appropriateness

## November 6, 2023

# Proposed Work

- Construct new single-family residence on north side of landmark site

# History of Project Submittal

August 14, 2023 Landmarks Commission meeting

- LC asked to scale back building on north side
- 20-foot setback from Spring Trail as guide

# Public Hearing Notice

Sept. 29 & Oct. 6 — newspaper notice for 10/16 LC meeting

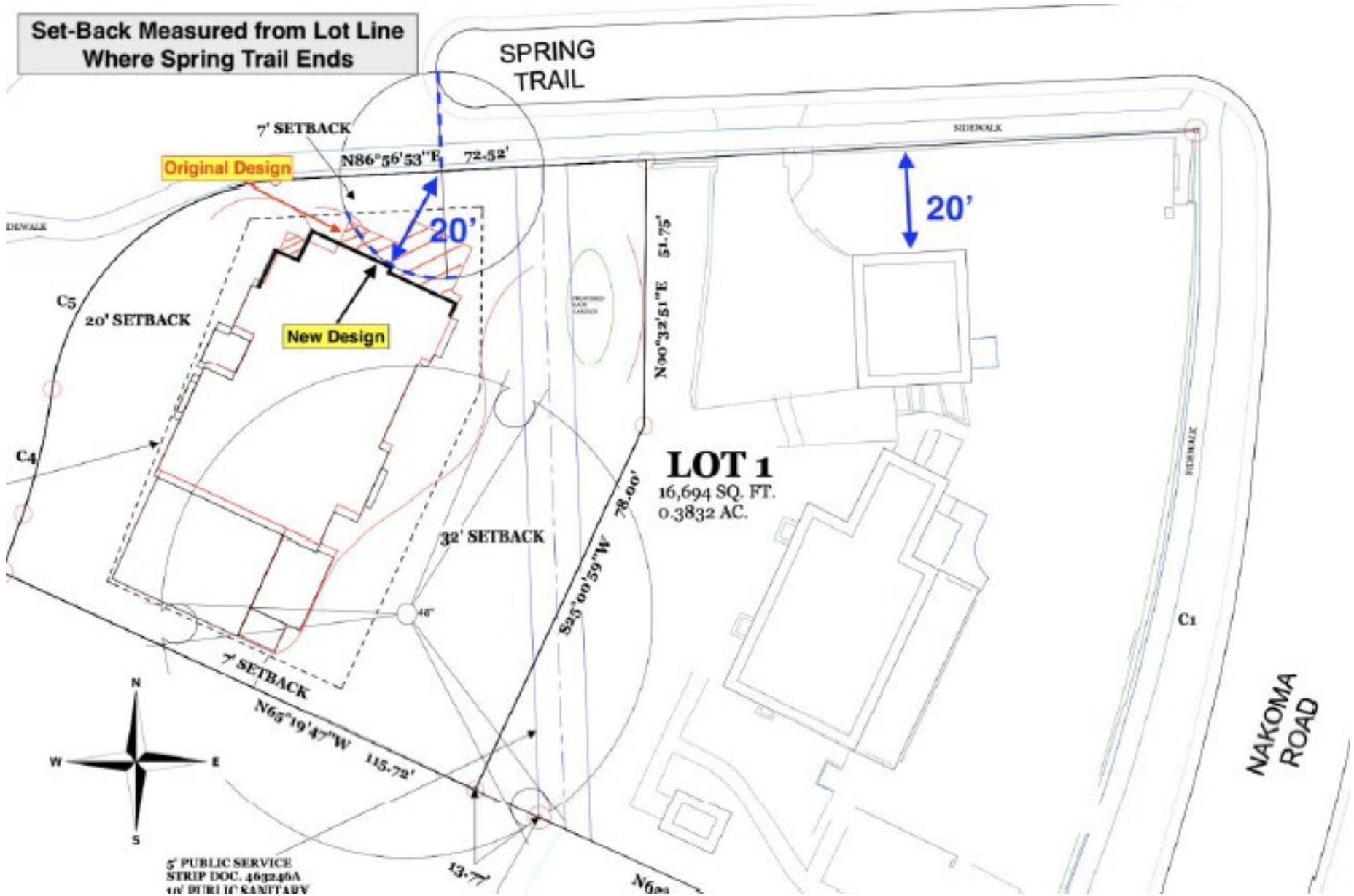
Oct. 3 — postcards mailed [LC requires 10 business days]

Oct. 11 — second postcard mailed for 11/6 LC meeting

Oct. 16 — LC Agenda referred item to 11/6 LC meeting

See memo from Office of the City Attorney

- The consideration of the agenda item is legal and meets City requirements for public hearings


Set-Back Measured from Lot Line
Where Spring Trail Ends
SPRING
TRAIL
7' SETBACK
N86°56'53"E 72.52'
Original Design
20'
20'
SIDEWALK
C5
20' SETBACK
New Design
N00°32'51"E 51.75'
C4
LOT 1
16,694 SQ. FT.
0.3832 AC.
32' SETBACK
S25°00'59"W 78.00'
C1
7' SETBACK
N65°19'47"W 115.72'
NAKOMA
ROAD
N
W
E
S
5' PUBLIC SERVICE
STRIP DOC. 463246A
13.77'

Original Design – East Elevation

Redesigned – East Elevation

# Applicable Standards

SOI Standard 9 was previously not met:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

# Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project with the following condition:

1. Submit archaeological monitoring report at conclusion of ground-disturbing activities.